

*Kathy*

*MP LPL*

**TOWN OF LUNENBURG  
BOARD OF ASSESSORS  
P.O. BOX 135  
LUNENBURG, MA. 01462**

**RECEIVED & FILED**

**JUL 25 2011**

**LUNENBURG TOWN  
CLERK OFFICE**

Minutes from the Board of Assessors meeting held: February 15, 2011.  
The meeting scheduled for February 1, 2011 was postponed due to snow storm.

The meeting opened at 6:05 pm.

Present: Board Members: Louis J. Franco & Matthew J. Papini, Sr., Regional Assessor, David Manzello, Associate Assessor, and Louise Paquette, Administrative Assistant. Chris Comeau, Chairman, unable to attend.

Board reviewed and approved current expense vouchers, abatements, warrants & minutes.

One Clause 17 D /ED exemption application was reviewed and approved in the amount of \$280.00. One Clause 41C / E2 application received and reviewed. Board was not able to approve the exemption due to assets being over the qualified amount. To date the total number of statutory exemptions granted is 152, totally \$89,028.63.

Louise reported that Kerry has gone over the proposed Assessors' FY 12 Budget which Harald and Louise reviewed and made adjustments. So far she has not had any questions. Harald informed Louise that a department head meeting is slated for March 17<sup>th</sup>.

David reported that we have received significantly less abatement applications this year compared to former years. Nineteen FY11 Real Estate abatement applications and two FY11 Personal Property applications have been received. David presented 11 applications this evening to the Board and the Board reviewed and voted on the following abatement applications:

**Real Estate - 5 APPROVED**

338 Townsend Harbor Rd.	043-013
69 Whiting St.	071-013
41 Country Rd.	014-011
423 Whalom Rd.	098-006
405 Whalom Rd.	098-003

**Real Estate - 5 DENIED**

10 W Lakefront	113-018
10 Lakefront	098-037
994 Northfield Road	037-015
961 Northfield Road	037-009
454 Electric Ave.	098-041

**Personal Property - 1 DENIED**

New Cingular Wireless OCS, LLC / PP # 283

The Board voted to wait on decisions on the remaining 10 applications. Louise will contact the applicants of properties that will require an appointment for an inspection. Matt & Louis both expressed a desire to review the properties along with David when he does do the inspections. Louise will also contact Michael Sauvageau with questions from the Board regarding some properties seeking abatements.

Louise spoke regarding the renovations of the Town Hall. The project appears somewhat behind schedule; the renovations continue on the upstairs. The Town is utilizing the services of the Sheriff's Community Service / West Boylston Correctional Facility.

David demonstrated the new on-line mapping GIS available through Cartographic Associates, Inc. He explained that this tool will become available to the general public soon and will be available on the Towns' web page. David stated that he is planning a training session with the various departments / *time to be announced*.

David informed the Board that the DOR will be conducting a revaluation for real estate this year. A representative from the DOR was in yesterday to discuss valuations and general assessments. She plans to be in touch with us later on in the year. David presented a statistical sampling for 2010 sales on single family homes. There were approximately 78 sales this past year with sale prices being approx. 6% less than the assessment.

Next meeting is slated for Tuesday, March 2<sup>nd</sup> at 6:00 pm. Meeting adjourned at 8:15 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Louise Paquette".

Louise Paquette  
Administrative Assistant  
To the Board of Assessors

Board of Assessors  
Lunenburg, MA

2/15/2011

Statistics	Class	Dimension	Count	Low	High	Median	A/S Ratio	A/S COD
Overall Class 101	101	All 101 Class	78	\$64,500	\$484,900	\$242,760	94.22%	13.49%
Sale Price Quartiles	101	Quartile 1	20	\$64,500	\$194,000	\$172,300	108.12%	19.34%
Sale Price Quartiles	101	Quartile 2	19	\$200,000	\$242,000	\$220,000	90.19%	11.23%
Sale Price Quartiles	101	Quartile 3	19	\$243,520	\$311,500	\$275,000	93.46%	5.36%
Sale Price Quartiles	101	Quartile 4	20	\$318,000	\$484,900	\$400,000	92.51%	11.61%
Sales Date Quarters	101	January - March	12	\$64,500	\$405,000	\$222,000	85.54%	17.86%
Sales Date Quarters	101	April - June	39	\$120,000	\$484,900	\$275,000	94.24%	12.62%
Sales Date Quarters	101	July - September	16	\$99,900	\$430,000	\$229,000	94.66%	11.22%
Sales Date Quarters	101	October - December	11	\$99,900	\$450,000	\$242,000	100.74%	12.16%
Building Styles	101	BUNGALOW	6	\$156,000	\$242,000	\$219,000	100.51%	10.03%
Building Styles	101	CAPE COD	16	\$120,000	\$450,000	\$245,500	92.71%	11.96%
Building Styles	101	COLONIAL-GARRISON	2	\$259,900	\$289,000	\$274,450	101.08%	6.20%
Building Styles	101	COLONIAL-TRADITIONAL	13	\$275,000	\$450,000	\$362,000	100.47%	10.34%
Building Styles	101	CONTEMPORARY	5	\$64,500	\$484,900	\$330,000	93.70%	27.62%
Building Styles	101	CONVENTIONAL	4	\$205,000	\$410,000	\$257,500	95.50%	13.25%
Building Styles	101	RANCH	26	\$99,900	\$430,000	\$196,250	92.72%	14.00%
Building Styles	101	RANCH-SPLIT ENTRY	5	\$212,500	\$405,000	\$250,000	90.39%	7.29%
Building Styles	101	SPLIT LEVEL	1	\$210,000	\$210,000	\$210,000	108.57%	0.00%
Year Built	101	Pre-1939	2	\$192,500	\$194,000	\$193,250	88%	7.08%
Year Built	101	1940 - 1959	30	\$64,500	\$345,000	\$196,250	95.46%	18.15%
Year Built	101	1960 - 1979	16	\$150,000	\$400,000	\$222,000	97.03%	12.87%
Year Built	101	1980 - 1999	16	\$225,000	\$484,900	\$290,000	91.72%	9.11%
Year Built	101	2000+	14	\$275,000	\$450,000	\$405,000	94.65%	8.90%
Effective Year Built	101	Pre-1939	0	\$0	\$0	\$0	0%	0.00%
Effective Year Built	101	1940 - 1959	1	\$160,000	\$160,000	\$160,000	114.81%	0.00%
Effective Year Built	101	1960 - 1979	35	\$64,500	\$345,000	\$192,500	94.36%	18.37%
Effective Year Built	101	1980 - 1999	27	\$194,000	\$484,900	\$250,000	93.20%	9.14%
Effective Year Built	101	2000+	15	\$259,900	\$450,000	\$405,000	95.09%	9.13%
Living Area (sf)	101	<1000sf	12	\$64,500	\$275,000	\$188,750	98.28%	19.24%
Living Area (sf)	101	1000-1499sf	26	\$99,900	\$400,000	\$215,250	93.58%	14.06%
Living Area (sf)	101	1500-1999sf	18	\$120,000	\$430,000	\$246,500	94.52%	11.45%
Living Area (sf)	101	2000-2999sf	18	\$220,000	\$484,900	\$349,500	92.39%	10.29%
Living Area (sf)	101	3000-3999sf	4	\$398,000	\$450,000	\$427,500	106.35%	6.04%
Living Area (sf)	101	>4000sf	0	\$0	\$0	\$0	0%	0.00%
Acreage	101	<1.00 acres	43	\$64,500	\$449,900	\$210,000	96.59%	15.59%
Acreage	101	1.0-1.99 acres	15	\$150,000	\$405,000	\$259,900	93.20%	11.24%
Acreage	101	2.0-4.99 acres	13	\$210,000	\$450,000	\$366,000	93.70%	8.67%
Acreage	101	5.0-9.99 acres	4	\$240,000	\$318,000	\$278,250	89.30%	10.19%
Acreage	101	>10.0 acres	3	\$405,000	\$484,900	\$430,000	85.96%	6.72%
Building Grade	101	A	49	\$99,900	\$410,000	\$235,000	91.47%	12.73%
Building Grade	101	AG	14	\$259,900	\$484,900	\$382,000	97.78%	10.21%
Building Grade	101	F	2	\$156,000	\$190,000	\$173,000	98.79%	8.63%
Building Grade	101	FA	11	\$64,500	\$275,000	\$185,000	100.74%	18.11%
Building Grade	101	G	2	\$449,900	\$450,000	\$449,950	101.87%	3.51%
Neighborhood Code	101	1	12	\$156,000	\$400,000	\$242,760	99.76%	10.15%
Neighborhood Code	101	2	4	\$359,000	\$449,900	\$401,500	102.78%	8.63%
Neighborhood Code	101	3	38	\$150,000	\$450,000	\$267,450	94.09%	9.61%
Neighborhood Code	101	4	16	\$64,500	\$484,900	\$191,250	89.27%	23.83%
Neighborhood Code	101	5	8	\$120,000	\$285,000	\$224,500	90.29%	15.44%
Neighborhood Class	101	None	78	\$64,500	\$484,900	\$242,760	94.22%	13.49%
Overall Class 102	102	All 102 Class	10	\$175,000	\$337,000	\$283,235	103.46%	16.45%
Sale Price Quartiles	102	Quartile 1	3	\$175,000	\$229,900	\$214,000	105.31%	8.08%
Sale Price Quartiles	102	Quartile 2	2	\$237,000	\$281,470	\$259,235	107.79%	5.73%
Sale Price Quartiles	102	Quartile 3	2	\$285,000	\$299,900	\$292,450	86.90%	25.33%
Sale Price Quartiles	102	Quartile 4	3	\$304,900	\$337,000	\$318,000	90.35%	27.06%
Sales Date Quarters	102	January - March	1	\$281,470	\$281,470	\$281,470	101.61%	0.00%
Sales Date Quarters	102	April - June	5	\$175,000	\$337,000	\$237,000	105.31%	6.07%
Sales Date Quarters	102	July - September	3	\$285,000	\$304,900	\$299,900	64.89%	38.68%
Sales Date Quarters	102	October - December	1	\$229,900	\$229,900	\$229,900	124.18%	0.00%